

**Price on request**

**Contact agency**  
**LE LAGON IMMOBILIER**

9, rue Bossuet  
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**For sale building**

**4 rooms**

**Surface : 106 m²**

**Year of construction : 1930**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Features :**

double glazing, CALM, electric shutters

3 bedroom

2 show ers

3 WC

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

03/10/2025 - Prix T.T.C



### Building 3403 Saint-Cyprien

Near the port, in an early 20th-century stone building, in a quiet area, a spacious apartment of over 100 m<sup>2</sup> spread across 2 levels, which has been subdivided. A 28.20 m<sup>2</sup> studio including an entrance with storage, a living room with a fitted kitchenette, a dressing area, and a bathroom with toilet is currently rented for €380 excluding charges per month (vacant sale possible). A 4-room duplex apartment of 78.38 m<sup>2</sup> comprising an entrance into a living-dining room with a fitted kitchenette of 30 m<sup>2</sup>, a large hallway, and a toilet. Upstairs, there are 3 bedrooms, two of which have a continuous balcony, plus a bathroom with toilet. Currently vacant, this unit was previously rented for €800 excluding charges per month. Ideally located, this rare property, situated in a small open residence with low fees, offers the opportunity for a profitable rental investment, either for long-term rental or short-term leasing.

**Fees and charges :**

Annual current expenses 645 €

Well condominium

